

TRANSFER  
TAX  
PAID

WARRANTY DEED  
Statutory Short Form

016893

We, JAMES E. POULIN and THERESA M. POULIN of Fairfield, Somerset County, and State of Maine, for consideration paid, grant to SHIRLEY M. COTE of 77 Western Avenue, Waterville, Kennebec County, State of Maine, 04901, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land together with the buildings thereon, located in Waterville, County of Kennebec and State of Maine, and being bounded and described more particularly as follows:

BEGINNING in the Northerly line of Western Avenue at a point Sixty-eight and Eight Tenths (68.8) Feet Easterly from the angle point in said Northerly line of Western Avenue; thence Northerly Fifty-eight and Five Tenths (58.5) Feet to a point directly in line with the Southerly end of the stable on the land formerly of Frank Doyon, which point is marked by a stone bound; thence Easterly in a line parallel with the Northerly line of Western Avenue to the Westerly edge of the Messalonskee Stream; thence Southerly along the Westerly edge of said Messalonskee Stream about Sixty (60) Feet to the Northerly line of Western Avenue; thence Westerly in said Northerly line of Western Avenue about Sixty-two (62) Feet to the point of beginning.

THIS conveyance is made subject to whatever flowage rights may be owned by the Central Maine Power Company or others.

BEING the same premises conveyed to James E. Poulin and Theresa M. Poulin by Warranty Deed from Geneva Poulin dated August 5, 1964 and recorded in the Kennebec County Registry of Deeds in Book 1349, Page 185.

WITNESS our hands and seals this 3rd day of August, 1989.

Signed, Sealed and Delivered  
in the presence of:

Stephen F. Dubord  
S. F. Dubord

James E. Poulin  
James E. Poulin  
Theresa M. Poulin  
Theresa M. Poulin

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: August 3, 1989

Then personally appeared the above named James E. Poulin and Theresa M. Poulin and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord  
Notary Public  
Print Name \_\_\_\_\_

Stephen F. Dubord  
Attorney At Law  
Notary Public  
My Commission Expires September 4, 1994



RECEIVED KENNEBEC SS.

1989 AUG -4 AM 9:00

ATTEST: Theresa M. Poulin